

109TH CONGRESS
1ST SESSION

H. R. 1129

IN THE SENATE OF THE UNITED STATES

DECEMBER 12, 2005

Received; read twice and referred to the Committee on Energy and Natural
Resources

AN ACT

To authorize the exchange of certain land in the State of
Colorado.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Pitkin County Land
3 Exchange Act of 2005”.

4 **SEC. 2. PURPOSE.**

5 The purpose of this Act is to authorize, direct, expe-
6 dite, and facilitate the exchange of land between the
7 United States, Pitkin County, Colorado, and the Aspen
8 Valley Land Trust.

9 **SEC. 3. DEFINITIONS.**

10 In this Act:

11 (1) ASPEN VALLEY LAND TRUST.—

12 (A) IN GENERAL.—The term “Aspen Val-
13 ley Land Trust” means the Aspen Valley Land
14 Trust, a nonprofit organization as described in
15 section 501(c)(3) of the Internal Revenue Code
16 of 1986.

17 (B) INCLUSIONS.—The term “Aspen Val-
18 ley Land Trust” includes any successor, heir, or
19 assign of the Aspen Valley Land Trust.

20 (2) COUNTY.—The term “County” means
21 Pitkin County, a political subdivision of the State of
22 Colorado.

23 (3) FEDERAL LAND.—The term “Federal land”
24 means the land directed for exchange between the
25 United States Forest Service, the Bureau of Land

1 Management, and Pitkin County under this Act that
2 is comprised of the following parcels:

3 (A) The approximately 5.5 acres of Na-
4 tional Forest System land located in the Coun-
5 ty, as generally depicted on the map entitled
6 “Ryan Land Exchange-Wildwood Parcel Con-
7 veyance to Pitkin County” and dated August
8 2004.

9 (B) The 12 parcels of National Forest Sys-
10 tem land located in the County totaling ap-
11 proximately 5.92 acres, as generally depicted on
12 the map entitled “Ryan Land Exchange-Smug-
13 gler Mountain Patent Remnants Conveyance to
14 Pitkin County” and dated August 2004.

15 (C) The approximately 40 acres of Bureau
16 of Land Management land located in the Coun-
17 ty, as generally depicted on the map entitled
18 “Ryan Land Exchange-Crystal River Parcel
19 Conveyance to Pitkin County” and dated Au-
20 gust 2004.

21 (4) NON-FEDERAL LAND.—The term “non-Fed-
22 eral land” means the land directed for exchange be-
23 tween Pitkin County and the United States Forest
24 Service under this Act that is comprised of the fol-
25 lowing parcels:

1 (A) The approximately 35 acres of non-
2 Federal land in the County, as generally de-
3 picted on the map entitled “Ryan Land Ex-
4 change-Ryan Property Conveyance to Forest
5 Service” and dated August 2004.

6 (B) The approximately 18.2 acres of non-
7 Federal land located on Smuggler Mountain in
8 the County, as generally depicted on the map
9 entitled “Ryan Land Exchange-Smuggler
10 Mountain-Grand Turk and Pontiac Claims Con-
11 veyance to Forest Service”.

12 (5) SECRETARY.—The term “Secretary” means
13 the Secretary of Agriculture.

14 **SEC. 4. LAND EXCHANGE.**

15 (a) IN GENERAL.—If the County offers to convey to
16 the United States title to the non-Federal land that is ac-
17 ceptable to the Secretary, the Secretary and the Secretary
18 of the Interior shall—

19 (1) accept the offer; and

20 (2) on receipt of acceptable title to the non-
21 Federal land, simultaneously convey to the County,
22 or at the request of the County, to the Aspen Valley
23 Land Trust, all right, title, and interest of the
24 United States in and to the Federal land, subject to
25 all valid existing rights and encumbrances.

1 (b) TIMING.—

2 (1) IN GENERAL.—Except as provided in para-
3 graph (2), it is the intent of Congress that the land
4 exchange directed by this Act shall be completed not
5 later than 1 year after the date of enactment of this
6 Act.

7 (2) EXCEPTION.—The Secretary, the Secretary
8 of the Interior, and the County may agree to extend
9 the deadline specified in paragraph (1).

10 **SEC. 5. EXCHANGE TERMS AND CONDITIONS.**

11 (a) EQUAL VALUE EXCHANGE.—The value of the
12 Federal land and non-Federal land directed to be ex-
13 changed under this Act—

14 (1) shall be equal; or

15 (2) shall be made equal in accordance with sub-
16 section (c).

17 (b) APPRAISALS.—

18 (1) IN GENERAL.—The value of the Federal
19 land and non-Federal land shall be determined by
20 the Secretary through appraisals conducted in ac-
21 cordance with—

22 (A) the Uniform Appraisal Standards for
23 Federal Land Acquisitions;

24 (B) the Uniform Standards of Professional
25 Appraisal Practice; and

1 (C) Forest Service appraisal instructions.

2 (2) VALUE OF CERTAIN FEDERAL LAND.—In
3 conducting the appraisal of the parcel of Federal
4 land described in section 3(3)(C), the appraiser shall
5 not consider the easement required for that parcel
6 under subsection (d)(1) for purposes of determining
7 the value of that parcel.

8 (c) EQUALIZATION OF VALUES.—

9 (1) SURPLUS OF NON-FEDERAL LAND.—If the
10 final appraised value of the non-Federal land ex-
11 ceeds the final appraised value of the Federal land,
12 the County shall donate to the United States the ex-
13 cess value of the non-Federal land, which shall be
14 considered to be a donation for all purposes of law.

15 (2) SURPLUS OF FEDERAL LAND.—

16 (A) IN GENERAL.—If the final appraised
17 value of the Federal land exceeds the final ap-
18 praised value of the non-Federal land, the value
19 of the Federal land and non-Federal land may
20 be equalized by the County—

21 (i) making a cash equalization pay-
22 ment to the Secretary;

23 (ii) conveying to the Secretary certain
24 land located in the County, comprising ap-
25 proximately 160 acres, as generally de-

1 picted on the map entitled “Sellar Park
2 Parcel” and dated August 2004; or

3 (iii) using a combination of the meth-
4 ods described in clauses (i) and (ii), as the
5 Secretary and the County determine to be
6 appropriate.

7 (B) DISPOSITION AND USE OF PRO-
8 CEEDS.—

9 (i) DISPOSITION OF PROCEEDS.—Any
10 cash equalization payment received by the
11 Secretary under subparagraph (A)(i) shall
12 be deposited in the fund established by
13 Public Law 90–171 (commonly known as
14 the “Sisk Act”) (16 U.S.C. 484a).

15 (ii) USE OF PROCEEDS.—Amounts de-
16 posited under clause (i) shall be available
17 to the Secretary, without further appro-
18 priation, for the acquisition of land or in-
19 terests in lands in Colorado for addition to
20 the National Forest System.

21 (d) CONDITIONS ON CERTAIN CONVEYANCES.—

22 (1) CONDITIONS ON CONVEYANCE OF CRYSTAL
23 RIVER PARCEL.—

24 (A) IN GENERAL.—The Secretary of the
25 Interior shall not convey to the County the par-

cel of land described in section 3(3)(C) until the County grants to the Aspen Valley Land Trust, the Roaring Fork Conservancy, or any other entity acceptable to the Secretary of the Interior and the County, a permanent conservation easement to the parcel, the terms of which—

(i)(I) provide public access to the parcel; and

(II) require that the parcel shall be used only for recreational, fish and wildlife conservation, and open space purposes; and

(ii) are acceptable to the Secretary of the Interior.

(B) REVERSION.—In the deed of conveyance that conveys the parcel of land described in section 3(3)(C) to the County, the Secretary of the Interior shall provide that title to the parcel shall, at the discretion of the Secretary of the Interior, revert to the United States at no cost to the United States if—

(i) the parcel is used for a purpose other than that described in subparagraph (A)(i)(II); or

1 (ii) the County or the entity holding
2 the conservation easement elect to dis-
3 continue administering the parcel.

4 (2) CONDITIONS ON CONVEYANCE OF WILD-
5 WOOD PARCEL.—In the deed of conveyance of the
6 parcel described in section 3(3)(A) to the County, or
7 at the request of the County, to the Aspen Valley
8 Land Trust, the Secretary shall, as determined ap-
9 propriate by the Secretary in consultation with the
10 County, reserve to the United States a permanent
11 easement to the parcel for the location, construction
12 and public use of the East of Aspen Trail.

13 **SEC. 6. MISCELLANEOUS PROVISIONS.**

14 (a) INCORPORATION, MANAGEMENT, AND STATUS OF
15 ACQUIRED LAND.—

16 (1) IN GENERAL.—Land acquired by the Sec-
17 retary under this Act shall become part of the White
18 River National Forest.

19 (2) MANAGEMENT.—On acquisition, land ac-
20 quired by the Secretary under this Act shall be ad-
21 ministered in accordance with the laws (including
22 rules and regulations) generally applicable to the
23 National Forest System.

24 (3) LAND AND WATER CONSERVATION FUND.—
25 For purposes of section 7 of the Land and Water

1 Conservation Fund Act of 1965 (16 U.S.C. 4601–9),
2 the boundaries of the White River National Forest
3 shall be deemed to be the boundaries of the White
4 River National Forest as of January 1, 1965.

5 (b) REVOCATION OF ORDERS AND WITHDRAWAL.—

6 (1) REVOCATION OF ORDERS.—Any public or-
7 ders withdrawing any of the Federal land from ap-
8 propriation or disposal under the public land laws
9 are revoked to the extent necessary to permit dis-
10 posal of the Federal land.

11 (2) WITHDRAWAL OF FEDERAL LAND.—On the
12 date of enactment of this Act, if not already with-
13 drawn or segregated from entry and appropriation
14 under the public land laws (including the mining and
15 mineral leasing laws) and the Geothermal Steam Act
16 of 1970 (30 U.S.C. 1001 et seq.), the Federal land
17 is withdrawn, subject to valid existing rights, until
18 the date of the conveyance of the Federal land to the
19 County.

20 (3) WITHDRAWAL OF NON-FEDERAL LAND.—

21 On acquisition of the non-Federal land by the Sec-
22 retary, the non-Federal land is permanently with-
23 drawn from all forms of appropriation and disposi-
24 tion under the public land laws (including the min-

1 ing and mineral leasing laws) and the Geothermal
2 Steam Act of 1970 (30 U.S.C. 1001 et seq.).

3 (c) BOUNDARY ADJUSTMENTS.—The Secretary with
4 jurisdiction over the land and the County may agree to—

5 (1) minor adjustments to the boundaries of the
6 Federal land and non-Federal land parcels; and

7 (2) modifications or deletions of parcels and
8 mining claim remnants of Federal land or non-Fed-
9 eral land to be exchanged on Smuggler Mountain.

10 (d) MAP.—If there is a discrepancy between a map,
11 acreage estimate, and legal or other description of the land
12 to be exchanged under this Act, the map shall prevail un-
13 less the Secretary with jurisdiction over the land and the
14 County agree otherwise.

Passed the House of Representatives December 6,
2005.

Attest:

KAREN L. HAAS,

Clerk.